

**Madison Station Historic Preservation Commission  
Minutes of the June 10, 2020 Regular Meeting**

The meeting convened in the Madison Municipal Complex, City Council Chambers, 100 Hughes Road, Madison, Alabama 35758. Commission Chairman Charles Nola called the meeting to order at 5:30 p.m.

**Attendees**

**Commission Members**

Charles Nola, Chairman	Present
Cindi Sanderson, Vice-Chairman	Present
Larry Anderson, Historic Liaison	Present
Elbert Balch	Present
Gerald Clark	Present
Cindy Sensenberger	Absent
Dennis Vaughn	Present

**City Staff**

Mary Beth Broeren, Director of Development Services and Board Secretary

**Registered Public Attendees**

CJ Powell, Kristy Powell, Portia Harris, Mark Harris, Paul Slater, Shawn Abol, Hank Behani, Brad Dempsey

**Public Comment**

None.

**Approval of minutes**

Chairman Nola asked Commission members for suggested changes or corrections to the draft minutes of the May 13, 2020 Regular Meeting. There being no changes or corrections, Chairman Nola called for a motion.

**Motion:** Gerald Clark moved to approve minutes of the May 13, 2020 Regular Meeting. Cindi Sanderson seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Absent
Gerald Clark	Aye

**Motion Carried****Applications for Certificates of Appropriateness**

The following Applications for Certificates of Appropriateness were presented for public review but not for public hearing or comment.

**1. COA-2020-007, 4250 Sullivan Street, Add Gutters to Home**

Staff introduced the request and provided photographs of the property and information on the style and color of the proposed gutters, which will be five inches, white, aluminum, K-style. Staff reported that downspouts will be added, but the locations had not been finalized. The applicant stated that the downspouts would be on the sides of the home.

Mr. Nola asked for clarification on the location of the downspouts. The applicant stated they would be on the sides of the main house and would not be on the front of the house, nor on the columns. Mr. Anderson inquired about the connection at the top. The applicant indicated they would be tied-in.

Mr. Clark asked about color. The applicant confirmed the gutters would be white and stated they were guaranteed for 20 years.

Mrs. Sanderson asked if there would be downspouts on the front porch, and the applicant replied that there would not be.

**Motion:** Gerald Clark moved to approve case number COA-2020-007, 4250 Sullivan Street, with the color and material as presented for the addition of gutters and downspouts to the house. Dennis Vaughn seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Absent
Gerald Clark	Aye

**Motion Carried****2. COA-2020-008, 4240 Sullivan Street, New Home**

Staff introduced the request and provided photographs of the property, proposed elevations, a site plan, and information regarding colors and materials. The applicant stated the house will be another Craftsman style house that will fit in with the downtown. He noted that a fence or screening will likely occur along the south side of the property adjacent to the AT&T building. Staff reported that AT&T is looking into installing an approximately nine feet high wall around the generator at the back of its building and is aware that review by the Commission would be required.

Mr. Nola asked if any of the walls or screening would interfere with the footprint of the proposed home. The applicant replied that they would not.

Mr. Vaughn asked if the generator ran all the time. There was general discussion about the generator, with the understanding that it ran intermittently but regularly.

**Motion:** Dennis Vaughn moved to approve case number COA-2020-008, 4240 Sullivan Street, as presented. Larry Anderson seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Absent
Gerald Clark	Aye

**Motion Carried**

## Other Items for Discussion

- Paul Slater introduced himself and his company, MVP Construction, stating that he wanted to find out options for 18 Martin Street, which he was considering purchasing, and was looking for informal feedback from the Commission. He reported that he wanted to locate his business office on the Martin Street frontage. Pictures of the exterior and interior were shown. Mr. Slater reported that the support beams in the house have been compromised across the house.

Mr. Vaughn asked if there had been additions to the house, and Mr. Slater stated there had been.

Mr. Nola read a description of the house from the District Survey, which indicates the house was built for one of the first mayors in Madison and dates to circa 1890. The survey stated there had been additions over the years as well as the application of vinyl siding and installation of wrought iron porch supports.

Mr. Nola asked if Mr. Slater wanted to demolish the house or add on. Mr. Slater stated that his original intent was to remodel it, but after seeing the inside and evaluating the cost to remodel coupled with the purchase price, it would be cheaper to build a new building. For a re-build, he would construct it to be consistent with the original look and not have vinyl, for example. He also noted that they would evaluate proposing residential units facing Bradley to offset costs if the building cannot be demolished.

Mr. Nola asked staff if the zoning for the property along Martin Street was for commercial uses, and staff replied that it was.

Mr. Clark inquired about the size of the lot. Mr. Slater provided the information.

Mr. Nola summarized that the role of the Commission was as a preservation entity, with the responsibility of applying a set of Design Guidelines consistently and fairly. He stated that there is subjectivity for non-contributing structures but that is not the case for contributing structures. He read the section on demolition in the Design Guidelines.

Mr. Clark observed that because a construction company was considering purchasing the property, it was beneficial in that they would be well-positioned to complete the remodel. He stated that he was leaning toward preservation and keeping the structure in the 1890s character but with the understanding that it needs to be remodeled.

Mrs. Sanderson stated that she also leans toward preservation, especially because this was the home of one of Madison's first mayors, and that she would like to see it renovated.

Mr. Anderson said he was familiar with the house having been in it over the years. He stated he also leaned toward preservation.

Mr. Vaughn asked if the inside can be remodeled to work for Mr. Slater's office. Mr. Slater replied in the affirmative. Mr. Vaughn asked about the additions. Mr. Slater responded regarding the addition of a room across the back of the house.

Mr. Anderson noted that the porch used to have wood posts.

Mr. Balch stated that the Commission follows the Design Guidelines as much as possible and that he appreciated Mr. Slater considering working with the structure.

Mr. Slater inquired as to what the Commission thought of residential uses along Bradley at the rear of the property. Mr. Anderson stated commercial might be better given the development that is expected to occur in the area. Staff explained to Mr. Slater that the use of the land would be under the review of the Planning Commission.

Mr. Vaughn encouraged Mr. Slater to bring any remodeling concepts to the Commission for informal review if he would like to. Mr. Nola asked staff to provide the section of the Regulations pertaining to demolition to Mr. Slater.

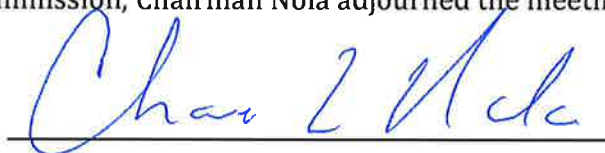
Mr. Shawn Abol inquired about demolishing the building and building a commercial center on the property. Staff recommended they look for vacant land or property that was non-contributing to the Historic District.

Staff reported that City staff was aware that the clock on Main Street had stopped working and would be fixing it.

There being no further items for discussion, Chairman Nola closed the floor.

#### **Adjournment**

With no other business before the Commission, Chairman Nola adjourned the meeting at 6:12 p.m.



**Approved: Charles Nola, Chairman  
Madison Station Historic Preservation Commission**



**Attest: Mary Beth Broeren, Board Secretary**

